#23056-T1
INTRO DATE
APRIL 15, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1312 W. North Avenue

2. Ward Number that property is located in: 32nd

3. APPLICANT 9 Foundations, LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL justin@traditionchicago.com CONTACT PERSON Justin Smith

4. Is the applicant the owner of the property? YES ☐ NO ☑
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER 1312 W. North Avenue

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE

EMAIL CONTACT PERSON Patrick Heneghan

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Nicholas D. Standiford

ADDRESS 70 W. Madison St., Suite 5400

CITY Chicago STATE IL ZIP CODE 60602

PHONE 312-345-5737 FAX EMAIL nstandiford@schainbanks.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Justin Smith

7. On what date did the owner acquire legal title to the subject property? _____

8. Has the present owner previously rezoned this property? If yes, when? No

9. Present Zoning District: M3-3 Proposed Zoning District: C3-3

10. Lot size in square feet (or dimensions): 3,125 SQ.FT.

11. Current Use of the Property: Vacant commercial building

12. Reason for rezoning the property: Establish an Entertainment and Spectator Sports - medium venue use

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): Applicant seeks to establish an entertainment venue use with approximately 6,060 square feet of commercial space. The property will maintain the 8 existing parking spaces. The building height of 37 feet and 8 inches will not be changed. No dwelling units will be provided.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:** _____

☒ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.** _____

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

Justin Smith, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this 24th day of February, 2026.

Notary Public

MARY T NICOLAU
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 2, 2026

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

SCHAIN||BANKS
SCHAIN BANKS KENNY & SCHWARTZ LTD

70 W. Madison Street
Suite 5400
Chicago, IL 60602
Main (312) 345-5700
Fax (312) 345-5701
www.schainbanks.com

April 15, 2026

Re: Notice of Filing of Application to Rezone 1312 W. North Ave., Chicago, IL 60642

Dear Property Owner,

In accordance with the requirements for written notice under Section 17-13-0107-A of the Chicago Zoning Ordinance, please be advised that on April 15, 2026, 9 Foundations, LLC (the "Applicant") filed an application for a zoning map amendment (rezoning) of the property located at 1312 W. North Avenue, Chicago, Illinois (P.I.N.: 14-32-319-020) from a M3-3 Heavy Industry District to a C3-3 Commercial, Manufacturing and Employment District.

The Applicant is the contract purchaser of the subject property and seeks to rezone the property to establish a use categorized under Section 17-17-0104-L of the Chicago Zoning Ordinance as "Entertainment and spectator sports establishment (medium venue)." The subject property is currently improved with a two-story building and eight (8) parking spaces. The Applicant plans to renovate the interior of the building for the proposed use. No changes to the building size or height are proposed.

The Applicant is 9 Foundations, LLC. Its contact person is Justin Smith, [redacted]. The subject property is currently owned by 1312 W. North, LLC. Its contact person is Patrick Heneghan, [redacted]

The undersigned firm represents the Applicant with respect to the proposed zoning map amendment. My mailing address is 70 W. Madison Street, Suite 5400, Chicago, Illinois 60602. For further information regarding this application, please contact me by phone at (312) 345-5737 or via email at nstandiford@schainbanks.com.

Please note that the applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the subject property.

Sincerely,

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD.

Nicholas D. Standiford

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WRITTEN NOTICE AFFIDAVIT PURUSANT TO SECTION 17-13-0107

The undersigned, Nicholas D. Standiford, being first duly sworn on oath deposes and states the following:

1. The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

2. The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on April 15, 2026.

3. The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

FURTHER AFFIANT SAYETH NOT.

Nicholas D. Standiford

Subscribed and sworn to before me this
26 day of February, 2026

Notary Public

Commission Expires: 8/1/28

OFFICIAL SEAL
MARCIA METZEN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 0994559
My Commission Expires August 01, 2028

LEGEND

These standard symbols will be found in the drawing.

- Storm CB
- Utility Pole
- Electric Hand Hole
- Gas Buffalo Box
- Gas Valve
- Bike Rack

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
License No. 184-005322

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

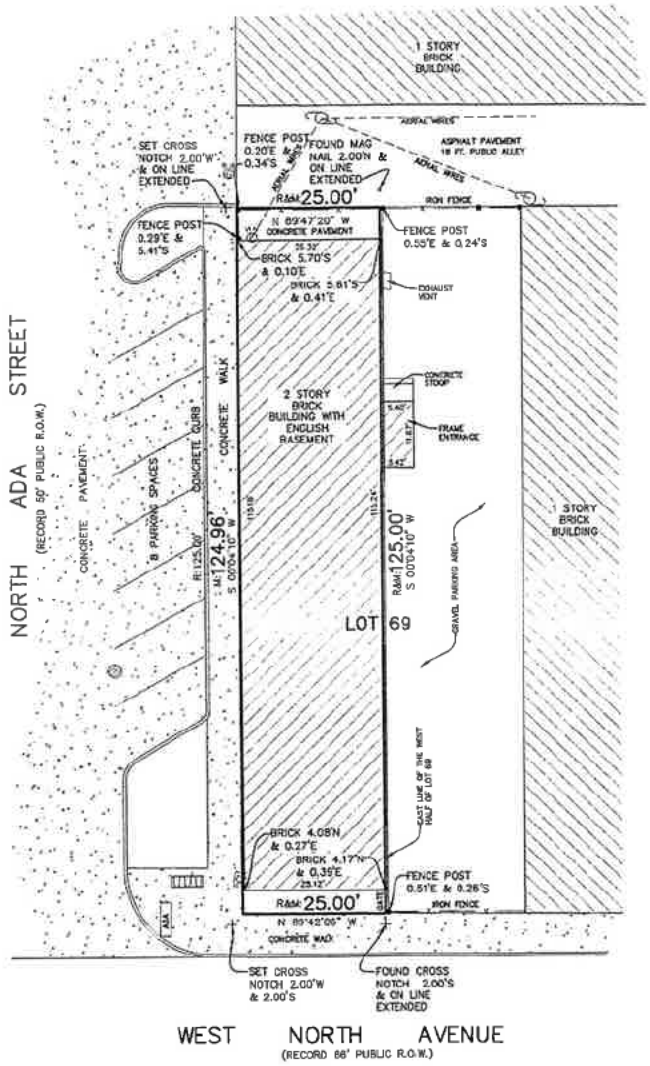
GRAPHIC SCALE

15 0 7.5 15
(IN FEET)
1" = 15'

PLAT OF SURVEY

THE WEST ½ OF LOT 69 IN THE SUBDIVISION OF BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 3,125 SQ. FT. OR 0.07 ACERS MORE OR LESS.



SURVEY NOTES:

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on DECEMBER 5, 2013.

Signed on Dec. 16, 2013.

By: Robert G. Biedermann

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

Professional Illinois Land Surveyor No. 2802
My license expires November 30, 2014
This professional service conforms to the current Illinois minimum standards for a boundary survey.

ORDERED BY: HEMLOCK APPRAISAL CO INC. | CHECKED: R. | DRAWN: A.K.
ADDRESS: 1247 WEST NORTH AVENUE CHICAGO, IL
GREMLEY & BIEDERMANN
A Division of PLCS CORPORATION
License No. 184-005322
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-SURVEY.COM
ORDER NO: 2013-18664-001
DATE: DECEMBER 5, 2013
SCALE: 1 Inch = 15 Feet
PAGE NO: 1 of 1
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